

# PHOENIX-MESA GATEWAY AIRPORT BUILDING

[WWW.GATEWAY-FEDLEASE.COM](http://WWW.GATEWAY-FEDLEASE.COM)



## SALE BROCHURE

**BRAXTON GLASS**

Vice President

T 480.656.1648

C 480.203.9274

[braxton.glass@orionprop.com](mailto:braxton.glass@orionprop.com)

# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

## TABLE OF CONTENTS

### CONTENTS

PROPERTY INFORMATION	3
AIRPORT INFORMATION	8
FINANCIAL ANALYSIS	17
DEMOGRAPHICS	20

### CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from ORION Investment Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither ORION Investment Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ORION Investment Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ORION Investment Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ORION Investment Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY

**BRAXTON GLASS**

Vice President

O: 480.656.1648

C: 480.203.9274

E: [braxton.glass@orionprop.com](mailto:braxton.glass@orionprop.com)

# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA



## PROPERTY INFORMATION

**BRAXTON GLASS**

Vice President

T 480.656.1648

C 480.203.9274

[braxton.glass@orionprop.com](mailto:braxton.glass@orionprop.com)

# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

## EXECUTIVE SUMMARY



### PROPERTY SUMMARY

<b>Sale Price:</b>	\$13,000,000
<b>Cap Rate:</b>	6.45%
<b>NOI:</b>	\$838,425
<b>Lot Size:</b>	4.1 Acres
<b>Building Size:</b>	41,117 SF
<b>Zoning:</b>	M-1
<b>Sub Market:</b>	PMGA

### PROPERTY OVERVIEW

The property at the Phoenix-Mesa Gateway Airport is a recently constructed, multi-tenant aerospace related building, located on the runway of the rapidly developing Airport. The tenant mix is inclusive of Immigrations and Customs Enforcement, and the United States Forest Service.

### PROPERTY HIGHLIGHTS

- 100% Occupied
- Building has Runway Access to Phoenix Mesa Gateway Airport
- United States Government Tenants
- Modern Construction

# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

## PROPERTY DESCRIPTION



### ADDRESS

6335 South Downwind Circle  
Mesa, Arizona 85212

### CROSS STREETS

Sossaman Road and Ray Road

### LOCATION DESCRIPTION

Sited on Taxiway Alpha

### ZONING

M-1, City of Mesa

### SIZE

Rentable SF - 41,117  
Land SF - 178,732  
Land Acres - 4.10  
Coverage - 0.23



# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

## ADDITIONAL PHOTOS



# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

PARCEL MAP



# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

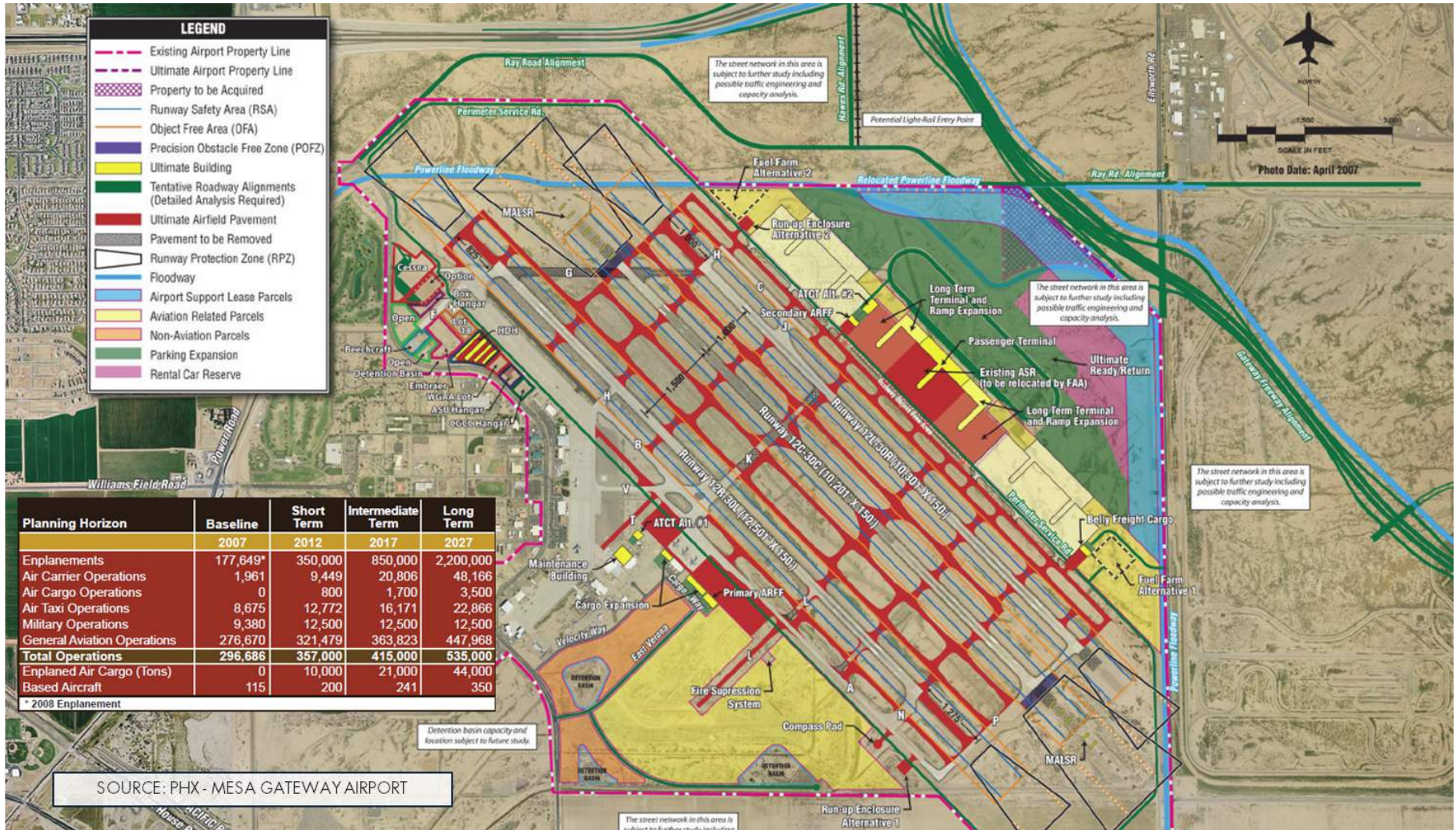
## AIRPORT INFORMATION



# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

## AIRPORT MASTER PLAN



## SHORT TERM IMPROVEMENTS

- Expansion of the west side passenger terminal and vehicle parking capacity
- Alpha apron expansion
- Completion of the dual west side taxiway system
- Major Rehabilitation of Runway 12C-30C
- Construction of Taxiway L across the airfield and into the undeveloped southwest parcels
- Significant drainage and other infrastructure improvements
- Rehabilitation of portions of Runway 12R-30L
- Completion of east side parallel Taxiway C
- Perimeter service road improvements
- East side terminal complex planning studies
- Acquisition of 31 acres on the east side

## INTERMEDIATE TERM IMPROVEMENTS

- Initial construction of the east side terminal building
- East side aircraft ramp
- East side fuel farm and other support facilities
- Extension of Runway 12L approximately 1,000 feet to the northwest
- Relocation of Taxiway G to eliminate the diagonal nature of the existing taxiway
- East side road construction
- Alpha apron expansion
- New approach lights leading to Runway 30C
- Additional vehicle parking (surface and/or multi-story garage)

## LONG TERM IMPROVEMENTS

- Expansion of the east side terminal building
- New taxiway construction
- Alpha apron expansion
- Runway 12R-30L extension southeast
- Reconstruction of general aviation apron
- East side ARFF facilities
- East side parking garage
- Runway 12R-30L reconstruction

# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

## ABOUT AIRPORT



PhxMesa **Gateway** Airport

### HIGHLIGHTS

- **Located in East Valley of Phoenix MSA**
- **Over 40 Companies located at Airport**
- **Connections to over 35 Cities**
- **Contributes \$1.3 Billion Annually**
- **Projected 850,000 Enplanements in 2017**

## Phoenix-Mesa Gateway Airport

The former Williams Air Force Base played a strategic role in America's aviation history. Over a span of 52 years, more than 26,500 men and women earned their wings at Williams. Gearing up for the combat pilot demands of World War II, the Army Air Corps broke ground in Southeast Mesa, Arizona for its Advanced Flying School on July 16, 1941. In February 1942, the growing military base's name was changed to Williams Field to honor Charles Linton Williams, an Arizona-born pilot. The facility was re-designated as Williams Air Force Base (WAFB) in January 1948. WAFB was the U.S. Air Force's foremost pilot training facility, graduating more student pilots and instructors than any other base in the country and supplying 25 percent of the Air Force's pilots annually.

The Base was closed in 1993 and officially reopened as Williams Gateway Airport in March 1994. In 2008, the name of the Airport was changed to Phoenix-Mesa Gateway Airport.

Today, Gateway hosts more than 40 companies, serves more than 35 cities with non-stop service via Allegiant, and contributes \$1.3 billion annually to the Arizona economy. Gateway is also developing as an international aerospace center with aircraft maintenance, modification, testing, and pilot training. In addition to the area's skilled labor force, excellent year-round flying weather, three expansive runways averaging 10,000 feet, and access to international markets, Gateway's assets make it a prime location for global-minded companies. Gateway has been designated as Foreign Trade Zone #221, as well as a Military Reuse Zone, offering aviation companies a significant financial edge in the global marketplace.

Phoenix-Mesa Gateway Airport Authority owns and operates the Airport. The Authority currently consists of the City of Mesa, City of Phoenix, The Gila River Indian Community, Town of Gilbert, Town of Queen Creek, and City of Apache Junction.

# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

## ANTONOV AN-225 AIRCRAFT



The Antonov An-225, the world's heaviest aircraft, was designed to airlift rocket boosters and the Soviet space shuttle. It can carry freight up to 550,000 pounds internally, or 440,000 pounds and 230 feet long on the upper fuselage. With a maximum payload, the Antonov An-225 requires two miles to take off. Phoenix-Mesa Gateway Airport has a long runway to sufficiently accommodate it.



AIRPORT PHOTOS





A FEDERAL GSA AVIATION INVESTMENT OPPORTUNITY

# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

A wide-angle photograph of the Phoenix-Mesa Gateway Airport Building. The building is a large, modern structure with a light-colored facade and several large, arched glass and metal entrance canopies. The sky is blue with some light clouds. The number "6335" is visible on the upper right side of the building's facade.

## LOCATION INFORMATION

### **BRAXTON GLASS**

Vice President

T 480.656.1648

C 480.203.9274

[braxton.glass@orionprop.com](mailto:braxton.glass@orionprop.com)

A decorative graphic in the bottom-left corner of the page, consisting of a network of blue lines and dots of varying sizes, resembling a molecular structure or a data network.

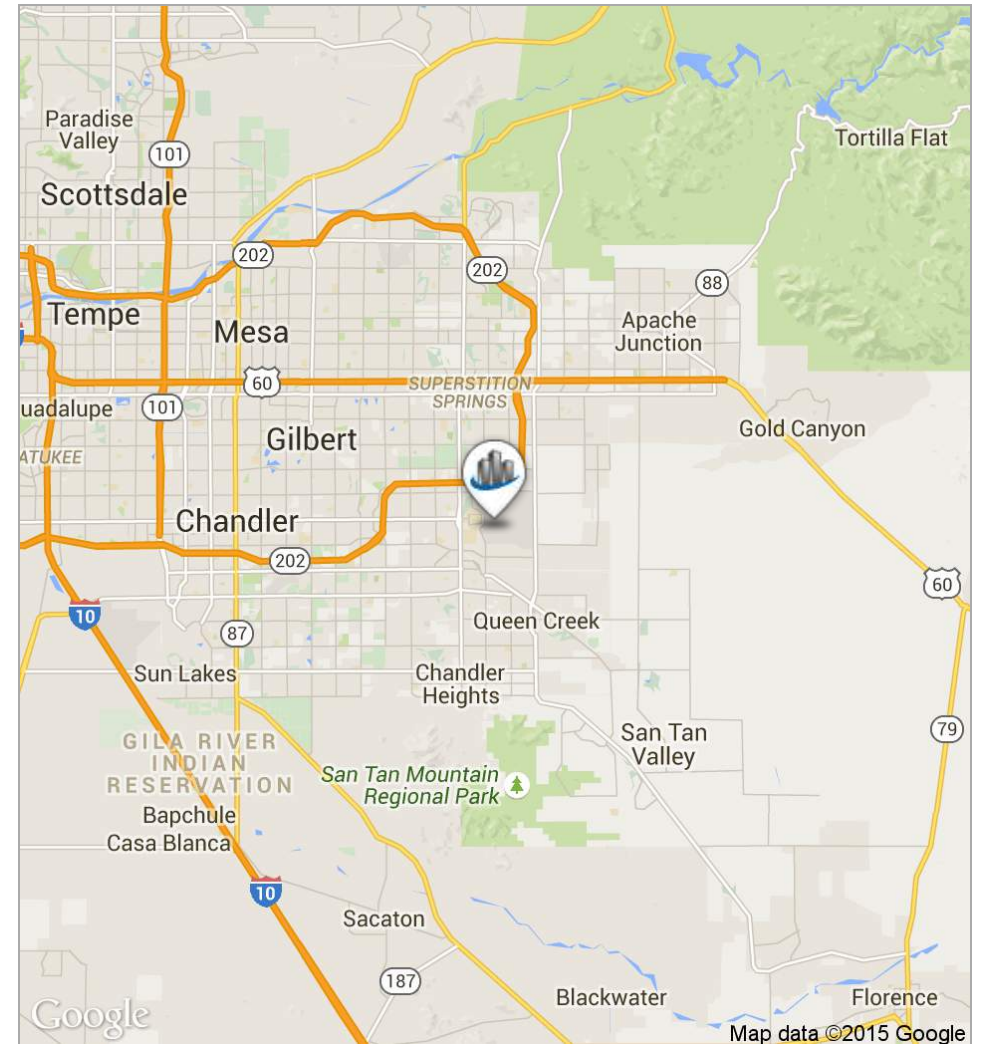
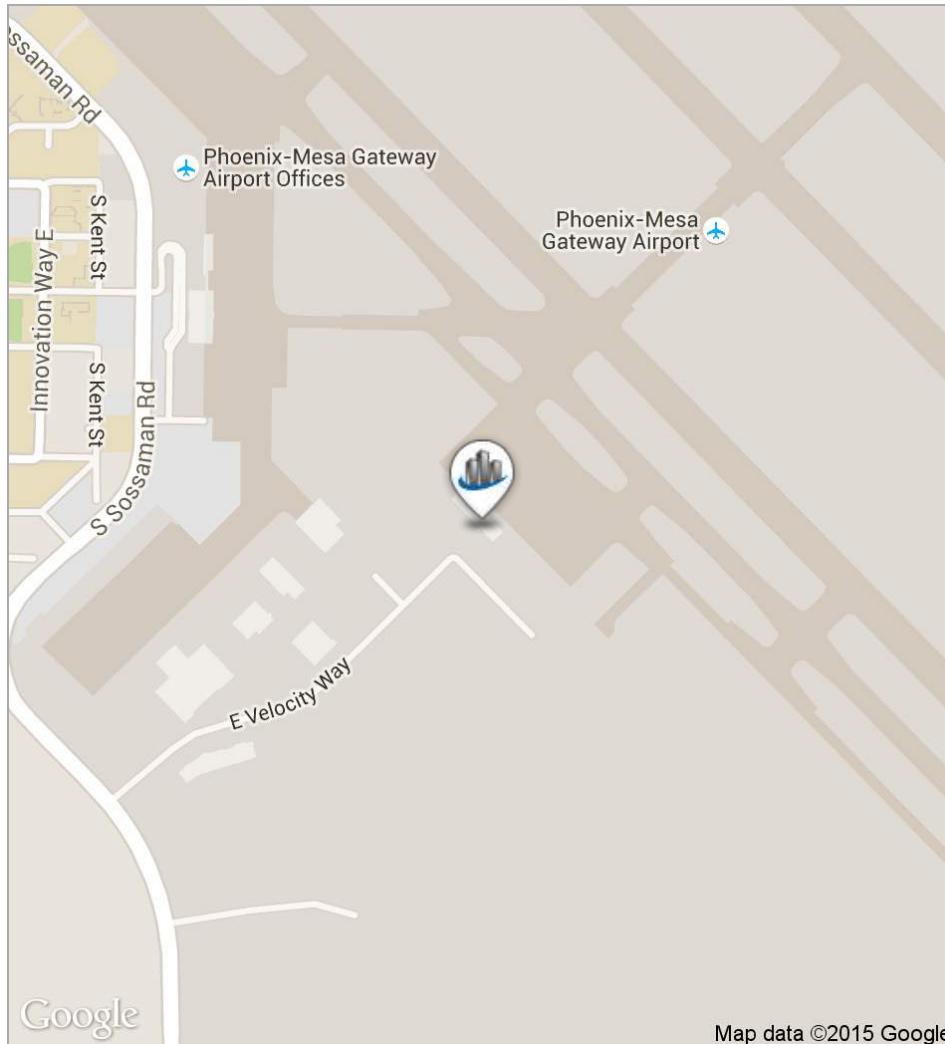
[www.orionprop.com](http://www.orionprop.com)

This information is given without representation or warranty. It should be verified independently and is subject to change, correction, prior sale, lease or withdrawal without notice.

# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

## LOCATION MAPS




# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

AERIAL

① SUBJECT

 PhxMesa **Gateway** Airport







A FEDERAL GSA AVIATION INVESTMENT OPPORTUNITY

# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

A wide-angle photograph of the Phoenix-Mesa Gateway Airport Building. The building is a large, modern structure with a light-colored facade and several large, arched glass and metal entrance canopies. The sky is blue with some light clouds. The number "6335" is visible on the upper right side of the building's facade.

## FINANCIAL ANALYSIS

### **BRAXTON GLASS**

Vice President

T 480.656.1648

C 480.203.9274

[braxton.glass@orionprop.com](mailto:braxton.glass@orionprop.com)

A graphic element in the bottom left corner consisting of a network of blue dots connected by thin lines, resembling a molecular or structural diagram.

[www.orionprop.com](http://www.orionprop.com)

This information is given without representation or warranty. It should be verified independently and is subject to change, correction, prior sale, lease or withdrawal without notice.

# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

## FINANCIAL SUMMARY - SEP 2015 YEAR FORWARD

### INVESTMENT OVERVIEW

### ACTUAL

Price	\$13,000,000
Price per SF	\$316.17
Unleveraged CAP Rate	6.45%

### OPERATING DATA

### ACTUAL

Base Rental Income	\$962,595
CAM Reimbursement	\$148,113
Total Scheduled Income	\$1,110,708
Vacancy Cost	\$0
Effective Gross Income	\$1,110,708
Operating Expenses	\$272,283
Net Operating Income	\$838,425



## USFS

USFS is a multi-faceted agency that manages and protects 154 national forests and 20 grasslands in 44 states and Puerto Rico. The agency's mission is to sustain the health, diversity, and productivity of the nation's forests and grasslands to meet the needs of present and future generations. The department has an elite wild-land firefighting team and the world's largest forestry research organization. USFS experts provide technical and financial help to state and local government agencies, businesses, private landowners and work government-to-government with tribes to help protect and manage non-federal forest and associated range and watershed lands.



## U.S. Immigration & Customs (ICE)

In March 2003, the Homeland Security Act set into motion what would be the single-largest government reorganization since the creation of the Department of Defense, now known as U.S. Immigration and Customs Enforcement or ICE. ICE plans to keep up the momentum shown in its first decade as a federal law enforcement agency dedicated to protecting homeland security. The agency will continue to hone their skills, share their expertise and further our reputation as a preeminent U.S. federal law enforcement agency operating in the world today. With more than 20,000 employees, a presence in all 50 states and 48 foreign countries, today, ICE is stronger than it's have ever been.

# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

## DEMOGRAPHICS

# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

## DEMOGRAPHICS REPORT

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	286	6,579	35,463
Total persons per hh	4.7	3.4	3.1
Average hh income	\$36,211	\$82,486	\$84,411
Average house value		\$346,006	\$320,667

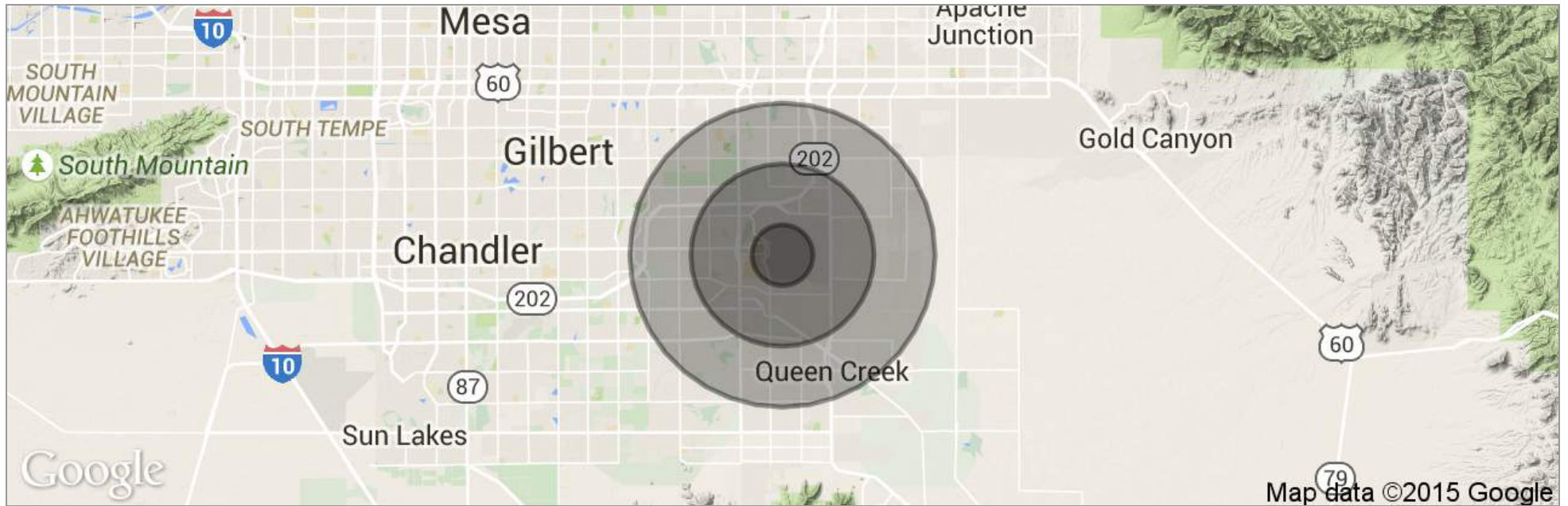
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	1,343	22,663	111,420
Median age	22.1	27.1	31.3
Median age (male)	22.1	27.1	29.8
Median age (female)	22.0	26.4	31.8

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population - White / % White	1,109 / 82.6%	17,853 / 78.8%	91,204 / 81.9%
Total population - Black / % Black	108 / 8.0%	1,413 / 6.2%	4,629 / 4.2%
Total population - Asian / % Asian	35 / 2.6%	1,365 / 6.0%	4,972 / 4.5%
Total population - Hawaiian / % Hawaiian	0 / 0.0%	7 / 0.0%	75 / 0.1%
Total population - Indian / % Indian	19 / 1.4%	266 / 1.2%	931 / 0.8%
Total population - Other / % Other	27 / 2.0%	1,268 / 5.6%	6,469 / 5.8%

# PHOENIX-MESA GATEWAY AIRPORT BUILDING

6335 SOUTH DOWNWIND CIRCLE, MESA, ARIZONA

## DEMOGRAPHICS MAP



	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	1,343	22,663	111,420
Population Density	427	802	1,419
Median Age	22.1	27.1	31.3
Median Age (Male)	22.1	27.1	29.8
Median Age (Female)	22.0	26.4	31.8
Total Households	286	6,579	35,463
# of Persons Per HH	4.7	3.4	3.1
Average HH Income	\$36,211	\$82,486	\$84,411
Average House Value		\$346,006	\$320,667

\* Demographic data derived from 2010 US Census

# PHOENIX-MESA GATEWAY AIRPORT BUILDING

[WWW.GATEWAY-FEDLEASE.COM](http://WWW.GATEWAY-FEDLEASE.COM)

*EXCLUSIVELY PREPARED BY:*

**BRAXTON GLASS**

Vice President

T 480.656.1648

C 480.203.9274

[braxton.glass@orionprop.com](mailto:braxton.glass@orionprop.com)